



148-150 Long Street Easingwold

York, YO61 3JA

£387,500

CHANGE OF USE OF PROPERTY FROM MIXED RESIDENTIAL/ COMMERCIAL USE TO A SINGLE DWELLING HOUSE – PLANNING PERMISSION GRANTED!!

A FANTASTIC AND UNIQUE OPPORTUNITY TO TRANSFORM THIS PROPERTY INTO A COMBINED LIVING AND WORKING SPACE OR SINGLE RESIDENTIAL DWELLING. OCCUPYING A PROMINENT POSITION IN THE HEART OF EASINGWOLD FRONTING LONG STREET, 148 - 150 LONG STREET IS CURRENTLY TRADING AS A SUCCESSFUL INTERIOR DESIGN SHOWROOM WITH AMPLE OFFICE AND OUTDOOR SPACE. UPSTAIRS YOU'LL FIND A BEAUTIFULLY FURNISHED TWO BEDROOM APARTMENT WITH A WELL EQUIPPED KITCHEN WITH PLEASANT ADJOINING BALCONY OVER LOOKING THE COURTYARD, FAMILY BATHROOM, WET ROOM AND COMFORTABLE LOUNGE. ALSO TO THE REAR THERE IS A RANGE OF OUTBUILDINGS AND GARAGES PRIMED FOR DEVELOPMENT. THE CURRENT GROSS INTERNAL AREA OF THE PROPERTY, INCLUDING THE GARAGES/OUTBUILDINGS AND IS APPROXIMATELY 2,668 SQ FT WITH HUGE SCOPE TO IMPLEMENT YOUR OWN STAMP OR CONSIDER ALTERNATIVE RECONFIGURATION AND REDEVELOPMENT PROPOSALS, SUBJECT TO THE NECESSARY CONSENTS.

Mileages: York - 13 miles, Thirsk - 11 miles (Distances Approximate).

Available due to relocation by the current business owner, this building is a prime opportunity for those looking to develop a standout property in a sought-after location. Viewing is essential to fully appreciate the building's potential and the diverse possibilities it offers for transformation and revitalisation.

Accommodation in brief;

Ground Floor:-

Showroom – 25' 7 x 17' 6
Office – 24' 7 x 10' 2
Utility
Cloakroom/WC

First Floor:-

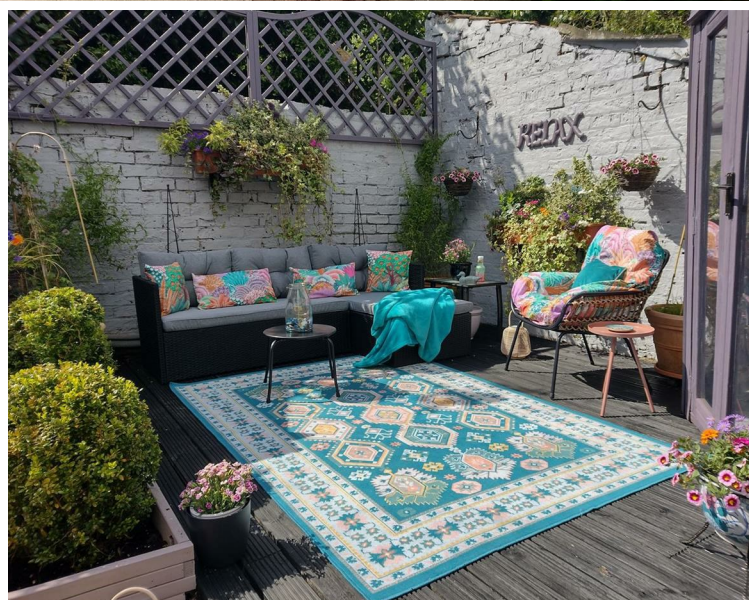
Living Room – 18'5 x 12'10
Bedroom 1 – 12'3 x 12'0
Ensuite Wet Room
Bedroom 2 – 12' x 9'9
Family Bathroom

Outside -

Garage 1 – 17'7 x 8'11
Garage 2 – 15'6 11'9
2 Storey Store – 15'3 x 13'2
Workshop – 17'8 x 7'1
Store 1 – 17'2 x 7'11
Store 2 – 11'9 x 5'7
Store 3 – 10'4 x 5'7
Utility – 7'9 x 7'9
Boiler Room
WC
Summer House
Off Street Parking to the Rear
On Street Parking Available

Located on Long Street Easingwold, the property enjoys a sought after position close to the Marketplace and the A19





making it highly accessible and well-placed for a variety of business or leisure developments.

Ideal for a developer seeking their next project, Winchmore Studio offers limitless residential or commercial opportunities. Whether the plan is to extend the residential dwelling, a retail shop, or a mixed-use development, the potential is extensive. The building's substantial size and prime location make it a particularly attractive investment for those aiming to capitalize on the area's recent growth and popularity.

Location – Easingwold is a busy Georgian market town offering a wide variety of shops, schools and recreational facilities. There is good road access to principal Yorkshire centres including those of Northallerton, Thirsk, Harrogate, Leeds and York. The town is also by-passed by the A19 for travel further afield.

AGENTS NOTE RE CHANGE OF USE:-

NOTICE OF DECISION

Application No. ZB24/02233/FUL

Date: 10th January 2025

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PROPOSAL: Change of use of property from mixed residential / commercial use to a single dwellinghouse.

LOCATION: Winchmore Studios 148 - 150 Long Street
Easingwold York

POSTCODE - YO61 3JA

TENURE - Freehold

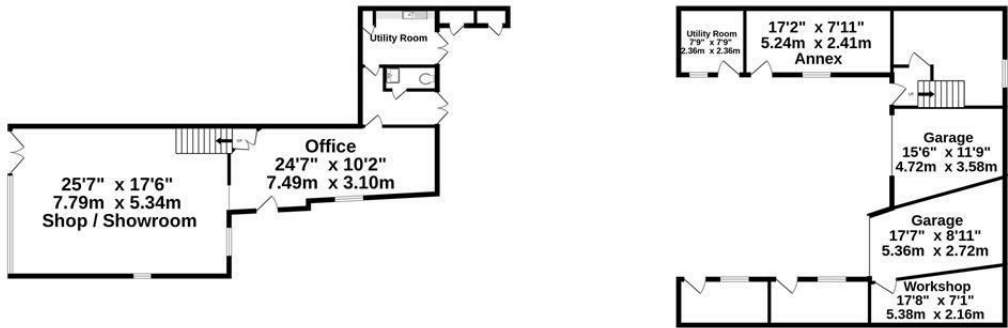
SERVICES - Mains water, Electricity and Drainage, with Gas
Fired Central Heating.

DIRECTIONS - From our central Easingwold office, proceed south along Long Street, whereupon No.148 – 150 is positioned on the left-hand side, identified by the Churchills 'For Sale' board.

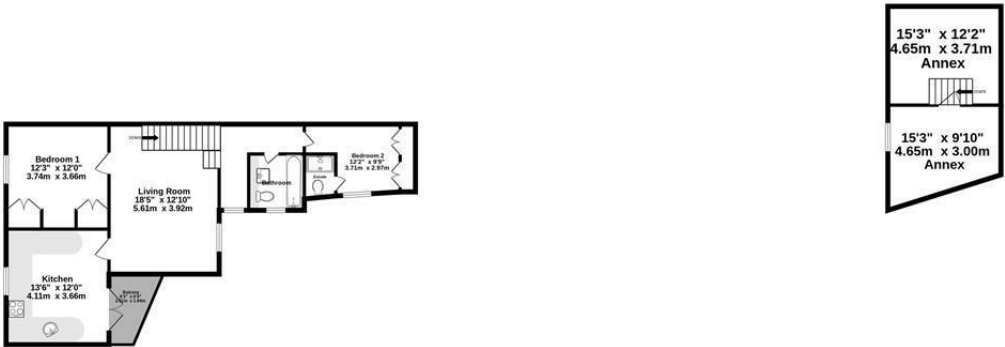
VIEWING - Strictly by prior appointment through the selling agents, Churchills of Easingwold Tel: 01347 822800, Email: easingwold@churchillsyork.com

FLOOR PLAN

Ground Floor
1640 sq.ft. (152.3 sq.m.) approx.



1st Floor
1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA : 2668 sq.ft. (247.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.